



**Board of Commissioners of Cook County  
Minutes of the Zoning and Building Committee**

**Wednesday, May 16, 2018**

**10:00 AM**

**Cook County Building, Board Room,  
118 North Clark Street, Chicago, Illinois**

**ATTENDANCE**

**Present:** Silvestri, Sims, Boykin, Butler, Daley, Deer, Fritchey, Gainer, García, Goslin, Moody,  
Moore, Morrison, Schneider, Suffredin and Tobolski (16)

**Absent:** Arroyo (1)

**PUBLIC TESTIMONY**

**Chairman asked the Secretary to the Board to call upon the registered public speakers, in accordance with Cook County Code.**

1. Mr. George Blakemore

[18-3747](#)

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 4/25/2018

**A motion was made by Vice Chairman Sims, seconded by Commissioner Deer, to approve 18-3747. The motion carried by the following vote:**

**Ayes:** Silvestri, Sims, Boykin, Butler, Daley, Deer, Fritchey, Gainer, García, Goslin, Moody,  
Moore, Morrison, Schneider, Suffredin and Tobolski (16)

**Absent:** Arroyo (1)

[18-3612](#)

**Presented by:** JAMES WILSON, Secretary, Zoning Board of Appeals

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

Request: Variation V 18-18

Township: Norwood Park

County District: 9

Property Address: 8025 W. Bryn Mawr Avenue, Norwood Park, Illinois 60631

Property Description: The subject property is approximately 0.197 acre located south of Bryn Mawr approximately 288 feet east of Vine Avenue, in Section 11.

Owner: Kevin Kelly, 8025 W. Bryn Mawr Avenue, Norwood Park, Illinois 60631

Agent/Attorney: Thomas Ciesielski

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to (1) reduce the left interior side yard setback from the minimum required 10 feet to a proposed 5.73 feet and (2) reduce the rear yard setback from the minimum required 40 feet to an existing 14.52 feet. The variance is sought to bring existing conditions into compliance and for the construction of a residential addition.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 5/2/2018

Zoning Board Recommendation date: 5/2/2018

County Board extension granted: N/A

**A motion was made by Commissioner Goslin, seconded by Commissioner Morrison, to recommend for approval 18-3612. The motion carried by the following vote:**

**Ayes:** Silvestri, Sims, Boykin, Butler, Daley, Deer, Fritchey, Gainer, Garcia, Goslin, Moody, Moore, Morrison, Schneider, Suffredin and Tobolski (16)

**Absent:** Arroyo (1)

18-3615

**Presented by:** JAMES WILSON, Secretary, Zoning Board of Appeals

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

Request: Variation V 18-19

Township: Stickney

County District: 11

Property Address: 7118 West 74th Place, Chicago, Illinois 60638

Property Description: The subject property is approximately 0.15 acre located north side of 74th Street approximately 225.8 feet west of Nottingham Avenue, in Section 30.

Owner: High Quality Home Improvement, 10220 S 86th Court, Palos Hills, Illinois 60465

Agent/Attorney: Anna Lukaszcyk, 8642 S. Menard, Burbank, Illinois 60459

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to: (1) reduce the front yard setback from the minimum required 26.8 feet (20% of lot depth) to a proposed 20.2 feet, (2) reduce the left interior side yard setback from the minimum required 10 feet to an existing 2.4 feet, (3) reduce the right interior side yard setback for an accessory structure from the minimum required 3 feet to an existing 2.9 feet and (4) reduce the distance between the principal and accessory buildings from the minimum required 10 feet to an existing 4.08 feet. The variance is sought to bring existing conditions into compliance and for the construction of a residential addition.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 5/2/2018

Zoning Board Recommendation date: 5/2/2018

County Board extension granted: N/A

**A motion was made by Commissioner Goslin, seconded by Commissioner Morrison, to recommend for approval 18-3615. The motion carried by the following vote:**

**Ayes:** Silvestri, Sims, Boykin, Butler, Daley, Deer, Fritchey, Gainer, Garcia, Goslin, Moody, Moore, Morrison, Schneider, Suffredin and Tobolski (16)

**Absent:** Arroyo (1)

18-3616

**Presented by:** JAMES WILSON, Secretary, Zoning Board of Appeals

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

Request: Variation V 18-21

Township: Lemont

County District: 17

Property Address: 1 Katie Road, Lemont, Illinois 60439

Property Description: The subject property is approximately 1 acre located on the northwest corner of Katie Road and Melissa Drive, in Section 32.

Owner: James McNamara, 1 Katie Road, Lemont, Illinois 60439

Agent/Attorney: None

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a variance to reduce the corner yard setback from the minimum require 25 feet to an existing 20 feet. The variance is sought to bring existing conditions into compliance for an after-the-fact permit for a shed.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 5/2/2018

Zoning Board Recommendation date: 5/2/2018

County Board extension granted: N/A

**A motion was made by Commissioner Goslin, seconded by Commissioner Morrison, to recommend for approval 18-3616. The motion carried by the following vote:**

**Ayes:** Silvestri, Sims, Boykin, Butler, Daley, Deer, Fritchey, Gainer, Garcia, Goslin, Moody, Moore, Morrison, Schneider, Suffredin and Tobolski (16)

Absent: Arroyo (1)

ADJOURNMENT

A motion was made by Commissioner Moody, seconded by Commissioner Morrison to adjourn the meeting. The motion carried by the following vote:

Ayes: Silvestri, Sims, Boykin, Butler, Daley, Deer, Fritchey, Gainer, Garcia, Goslin, Moody, Moore, Morrison, Schneider, Suffredin and Tobolski (16)

Absent: Arroyo (1)

Respectfully submitted,



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Chairman



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Secretary

A video recording of this meeting is available at <https://cook-county.legistar.com>.